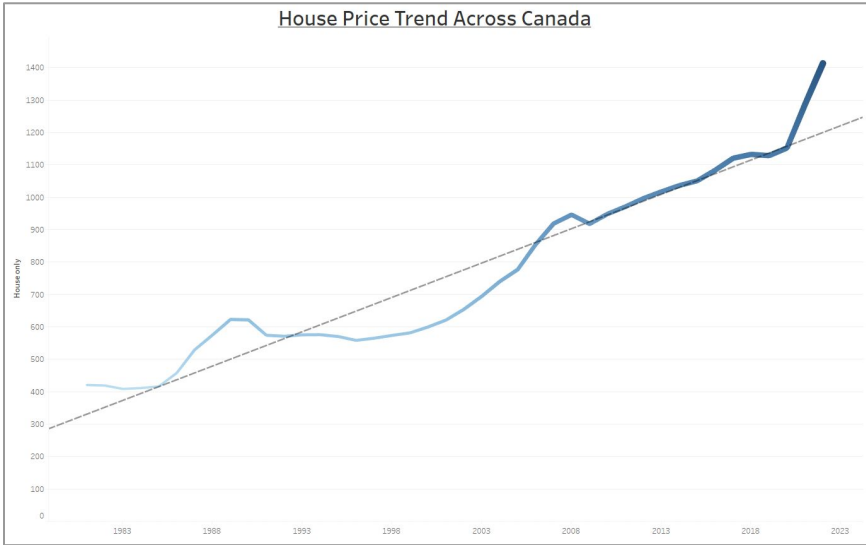


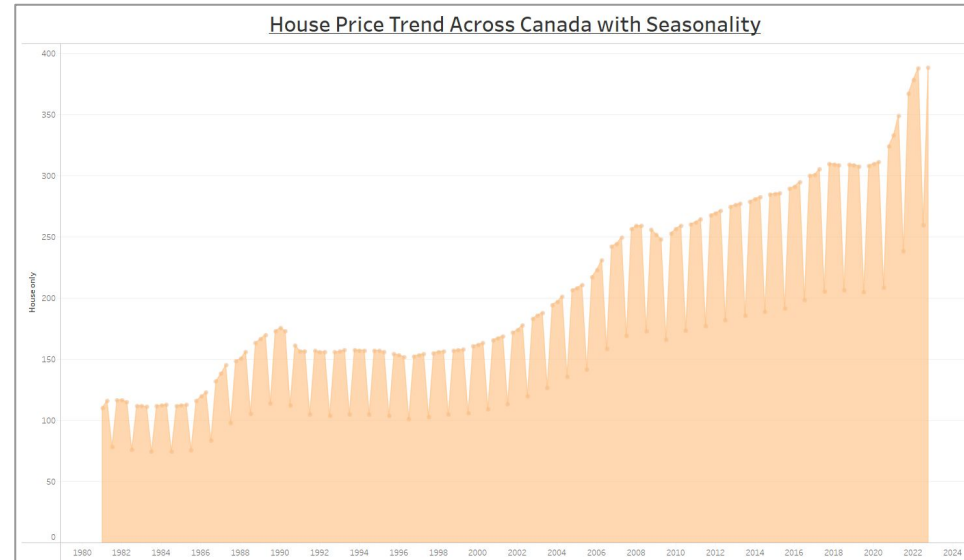
Tableau Presentation using Real Estate Data

By Taslim Karmalkar

House prices across Canada in the last 40 years



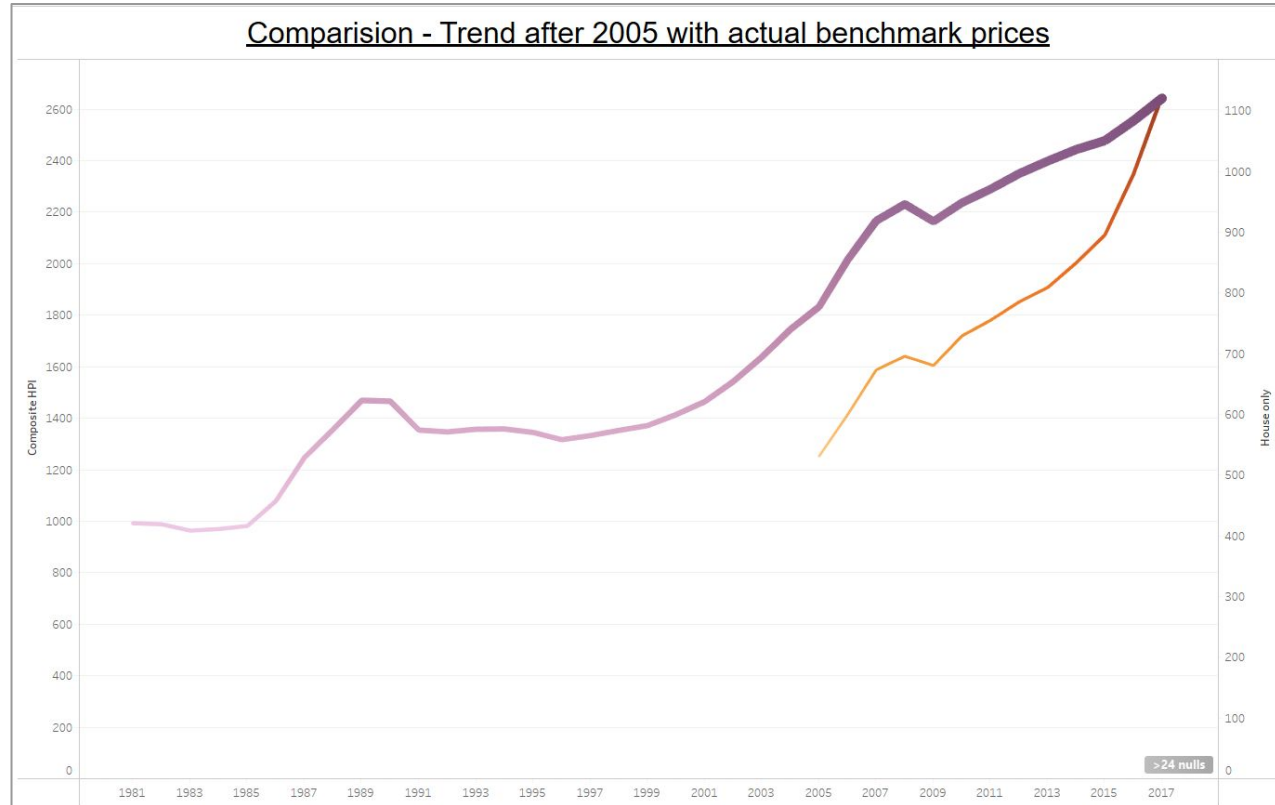
- Used the table housing_price_index CSV file
- The house prices in Canada are increasing over time except period between 1992 to 2006 where there was a bit of downshift
- A spike can be seen in the house prices has spiked in after 2020



- We can also see a lot of seasonality in the house data with Q3 typically lower than all the other quarters

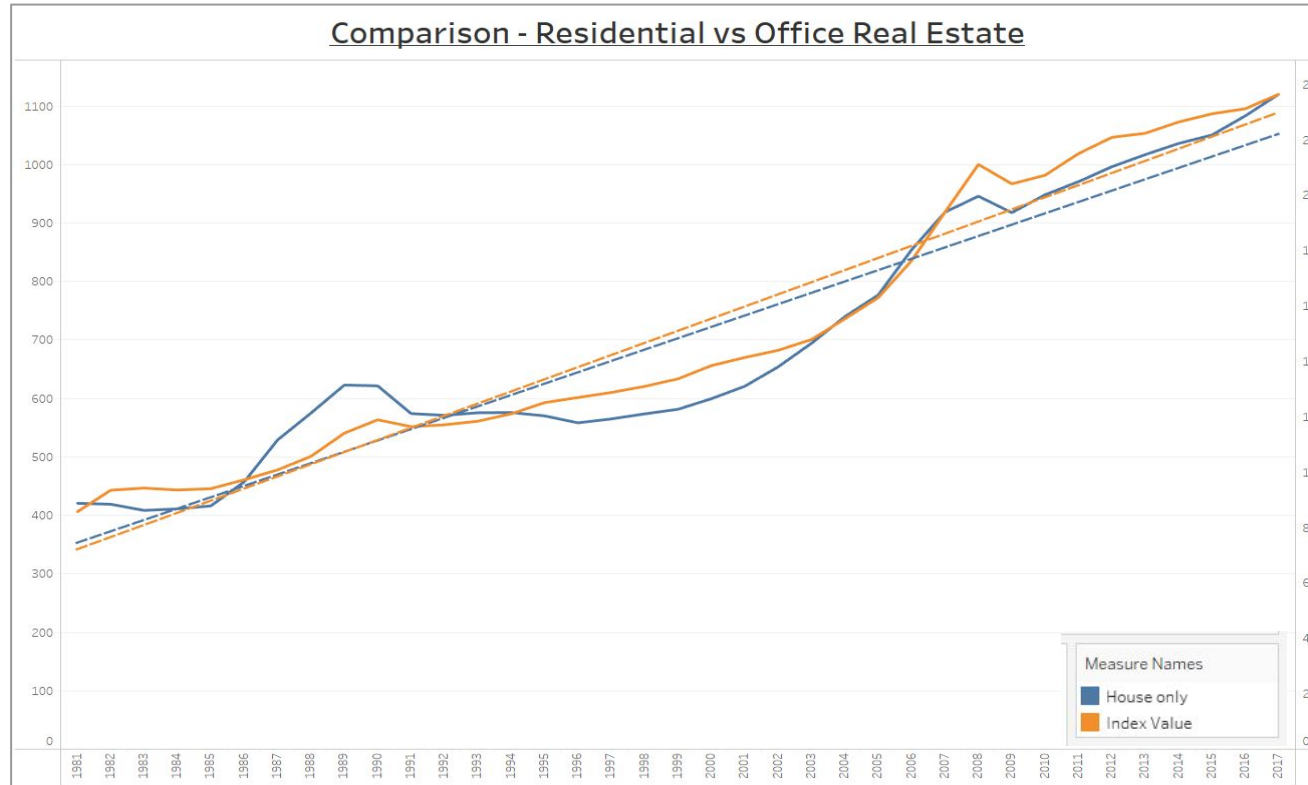
Comparison with actual benchmark prices

- Joined the House Price Index with the Real Estate Prices based on dates to compare the actual with the benchmark
- The composite HPI (which account for prices across various dwelling types) mirrors the actual prices till 2015 but after that the composite HPI does not increase as sharply as real prices
- This indicates a disconnect between real prices and HPI



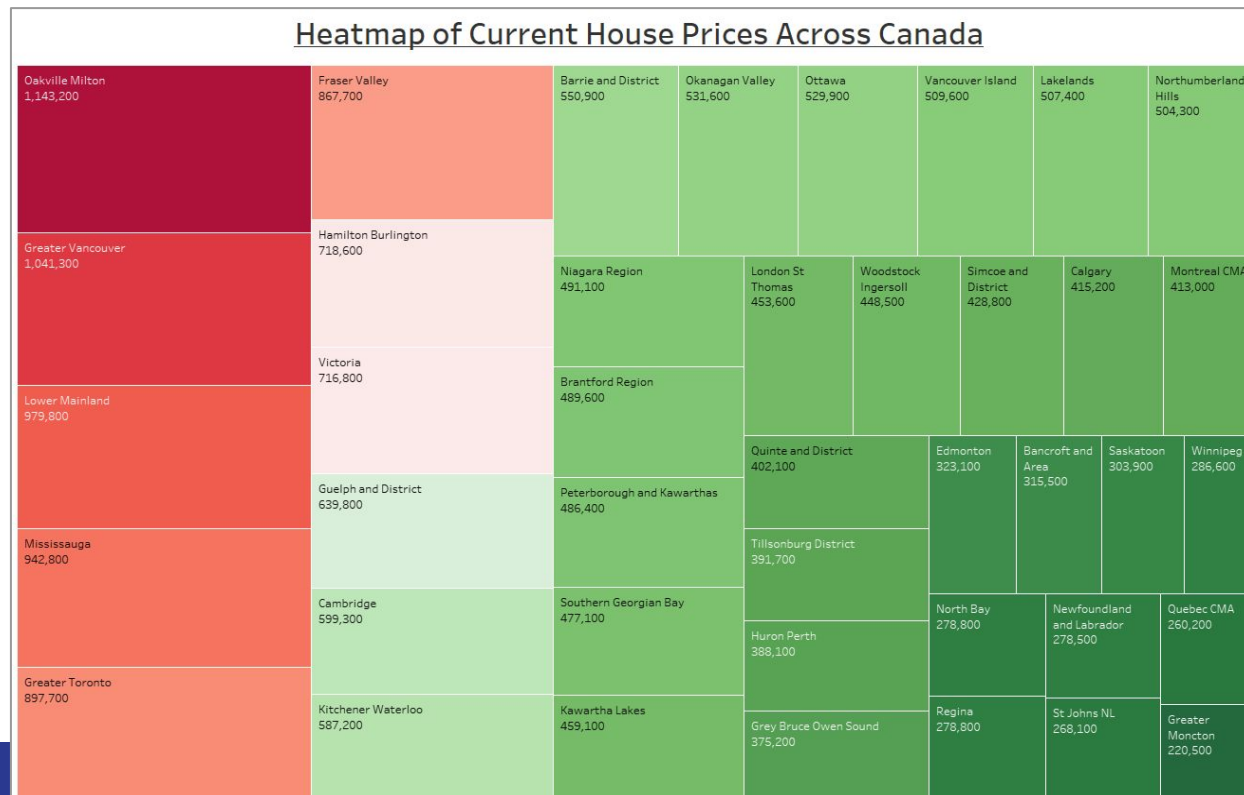
Compare the residential with the office price trend

- Joined the House Price Index with the Office Real Estate Index based on dates to compare the residential prices with the office prices
- Though both office and residential prices have shown a steady increase over time, office prices seems to have trended better in the timeframe of data (till 2017)



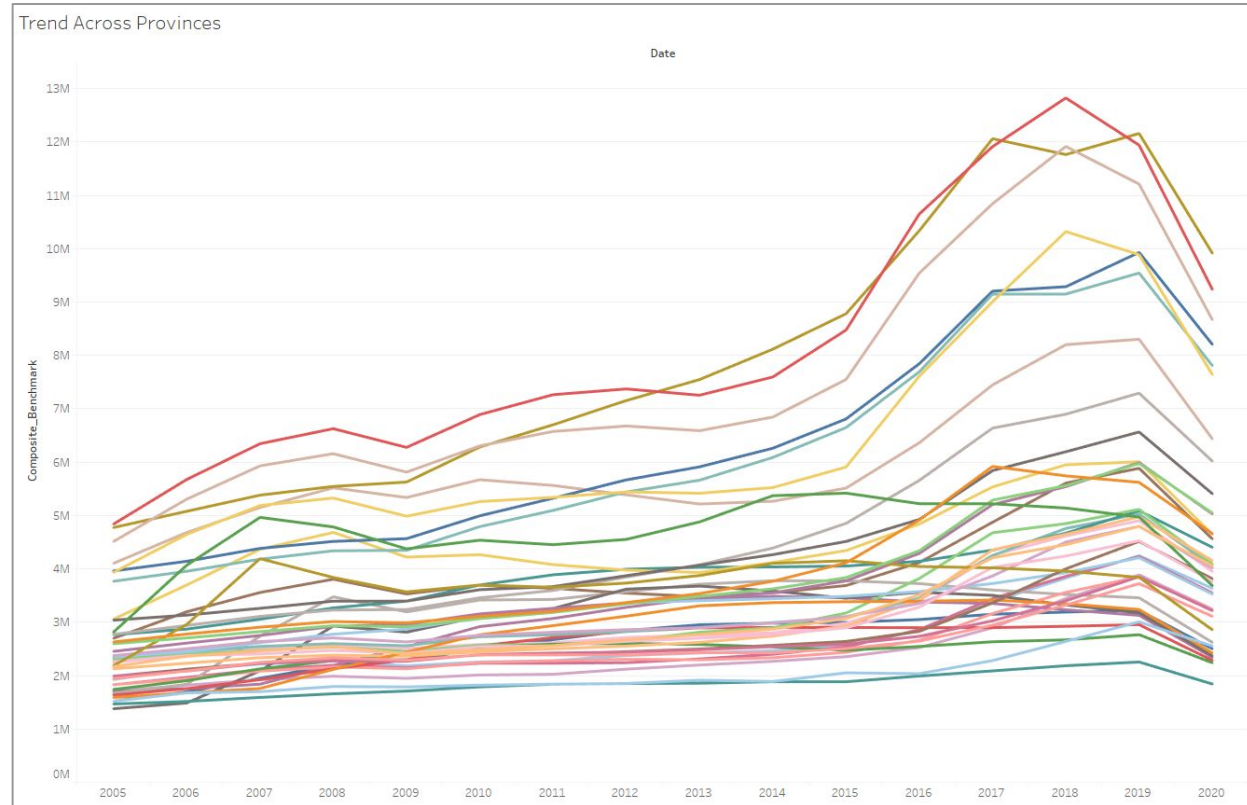
Heatmap of Canada with current house prices

- Union of the multiple tabs from real_estate_prices files
- Cleaned up the names using Tableau calculations
- Filtered down to only last month to get the latest view
- Red is the most expensive locality and green is the most affordable one



Price difference between multiple geographies

- In following graph, we can see the trend of multiple geographies across time
- Some locations such as Oakville/Milton, Greater Vancouver, Lower Mainland have shown higher returns over the time as compared to other geographies



Trend of house prices with earnings

- The trend of house price with earnings indicate that during the timeframe of data, income caught up with house prices
- This brought down the price to income ratio from 40% range to 30% range
- The same may not be true in nearer term data





Thank You!